

JAN 24 2003

Growth & Environmental Management
INTAKE 204

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CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 23rd day of January, 2003, by James L. Thompson, William M. Rhodes III, and Richard J. Gardner III, each single men, whose mailing address is 1825 Commerce Blvd. Midway, FL 32343 hereinafter referred to as the "Grantors," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
9. Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses maintenance responsibilities.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this

easement.

Grantors hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall inure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantors have caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

James L. Thompson
(Name typewritten)

[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)
Ed Heideman
(Print Name)

[Signature]
(Sign)
Summer Duffy
(Print Name)

STATE OF Florida
COUNTY OF Leon

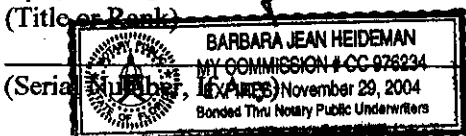
The foregoing instrument was acknowledged before me this 23rd day of January, 2003
by James L. Thompson, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

(Signature of Notary)

(Print, Type or Stamp Name of Notary)

Barbara Jean Heideman
(Title or Rank)



GRANTOR

Richard J. Gardner III
(Name typewritten)

Richard J. Gardner III
(Signature)

WITNESSES:

Lj Heideman
(Sign)
Lj Heideman
(Print Name)

Summer Duffy
(Sign)
Summer Duffy
(Print Name)

STATE OF Florida
COUNTY OF Leon

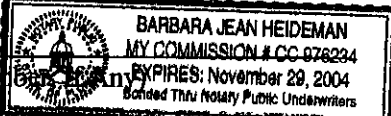
The foregoing instrument was acknowledged before me this 23rd day of January, 2003
by Richard J. Gardner, III, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

(Signature of Notary)

(Print, Type or Stamp Name of Notary)

Barbara Jean Heideman
(Title or Rank)

(Serial Number) 

This Instrument was prepared by:
James L. Thompson
1825 Commerce Blvd.
Midway, FL 32343

GRANTOR

William M. Rhodes III

(Name typewritten)

William M. Rhodes III
(Signature)

WITNESSES:

Ly Heideman
(Sign)

Ly Heideman
(Print Name)

William T. Smith
(Sign)

William T. Smith
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 23rd day of January, 2003
by William M. Rhodes III, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

(Signature of Notary)

(Print, Type or Stamp Name of Notary)

Barbara Jean Heideman
(Title or Rank)

(Serial Number)  Barbara Jean Heideman
MY COMMISSION # CC 976234
EXPIRES: November 29, 2004
Bonded Thru Notary Public Underwriters

EXHIBIT "B"
Page 1 of 3

CONSERVATION EASEMENT MANAGEMENT & MAINTENANCE PLAN

Notice: This plan does not necessarily provide exemption from any other applicable local, state, or federal regulations.

A. The Following Activities Are Allowed Within All Conservation Easement Areas:

1. Eradication of invasive and nuisance plant species through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturer's labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) List of Invasive Species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, catbriar, etc. The Leon County Department of Community Development must be contacted prior to the eradication of nuisance plants to ensure the County agrees with designating the particular plant species as being a nuisance species.
2. Planting of native species that are adapted to local site conditions. Any proposed planting of additional vegetation should first be submitted to the Leon County Department of Community Development for review and approval.
3. Removal of dead, diseased, or dying vegetation. Such removal must be conducted in a manner that minimizes disturbance to the soil surface and minimizes impacts to nearby plants other than invasive or nuisance species.
4. Any other activities specifically authorized by an Environmental Management Permit issued by the Leon County Department of Community Development.

B. The Following Activities Are Allowed Within Conservation Easement Areas #3, #5, and #6 :

1. Prescribed fire may be administered by a certified burner who must first obtain appropriate permits. In Conservation Easement Area #3 only, temporary disced or mowed fire breaks may be installed pursuant to Section 10-187(e)(3) of the Leon County Land Development Code (the LDC) after obtaining all necessary permits, including a Leon County Environmental Management Permit.

C. The Following Activities Are Allowed Within Area #6:

1. Woody vegetation less than 4"d.b.h. may be cut at ground level with a saw, axe, or clippers. Cut material must be removed from protected areas by hand.
2. Low hanging tree limbs may be pruned, but such pruning shall not exceed 30% of the tree crown.
3. Mowing and/or trimming of vegetation is allowed within 15 feet of each side of a dock or other accessory structure. Use of lawnmower bags is recommended if mowing is employed.
4. A pedestrian pathway leading to the lake can be established and maintained, however this pathway cannot exceed 15 feet in width. Vegetation within this pathway can be mown or trimmed.

5. A covered observation platform or similar structure may be constructed. The footprint of this structure cannot exceed 100 square feet, the deck of this structure must be higher than the elevation of the 100-year floodplain, and the structure must be supported on pilings. An elevated pedestrian boardwalk can be constructed. The width of this boardwalk cannot exceed 6 feet and its deck must be at least 1.5 feet above existing grade or 0.5 feet above the elevation of the 25-year floodplain, whichever is greater. In addition, a dock extending into the lake can be constructed. Removal of woody vegetation necessary to build the cited structures is allowed but the method of removal is limited to cutting these plants at ground level, unless otherwise authorized by Leon County, and all felled materials must be removed from the conservation easement area. Prior to construction of any of the cited structures, an environmental management permit for said construction must first be obtained from Leon County.

D. The Following Is Applicable to Lots 8, 9, and 10 Only (Special Activities Allowed in Conservation Easements #4 and #5):

This guide must be followed during any activity undertaken by the individual lot owner to create a lake view, to establish a swimming area, to install a dock or accessory structure, or to establish an access walkway to the lakefront. The activities listed below are allowed along each lot's lake frontage but are restricted to an area on each lot that shall not exceed 80 feet in length along the lake's shoreline and shall be no wider than 50 feet as measured from the lake's ordinary high water line and extending landward (northward) from this ordinary high water line. Such areas are in addition to activities allowed within Conservation Easement Area #6 as specified in Section C above, since Conservation Easement #6 is also designated as a "recreational common area". The activities listed below are allowed within the areas described above, even where such areas fall within the limits of Conservation Easements #4 and #5.

1. Woody vegetation less than 4"d.b.h. may be cut at ground level with a saw, axe, or clippers. Cut material must be removed from protected areas by hand.
2. Low hanging tree limbs may be pruned, but such pruning shall not exceed 30% of the tree crown.
3. Mowing and/or trimming of vegetation is allowed within 15 feet of each side of a dock or other accessory structure, such as a boardwalk walkway, in accordance with Section 10-187(e)(2) of the LDC. Use of lawnmower bags is recommended if mowing is employed.
4. A pedestrian pathway leading to the lake can be established and maintained, however this pathway cannot exceed 15 feet in width. Vegetation within this pathway can be mown or trimmed.

E. Maintenance of Conservation Easement Areas:

With the exception of Conservation Easement #6, maintenance of the conservation easement areas shall be the responsibility of the individual lot owner upon whose property a given conservation easement area or portion thereof is located. An individual lot owner affected by this requirement will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property. The property owner (lot owner) shall be deemed to be the person or persons shown as the property owner on the tax roll of the Leon County Property Appraiser

Maintenance of Conservation Easement #6 area shall be the responsibility of the Chimney Hill Plantation Homeowners Association (the HOA), its successors, or assigns. In the event of the dissolution of the

EXHIBIT "B"
Page 3 of 3

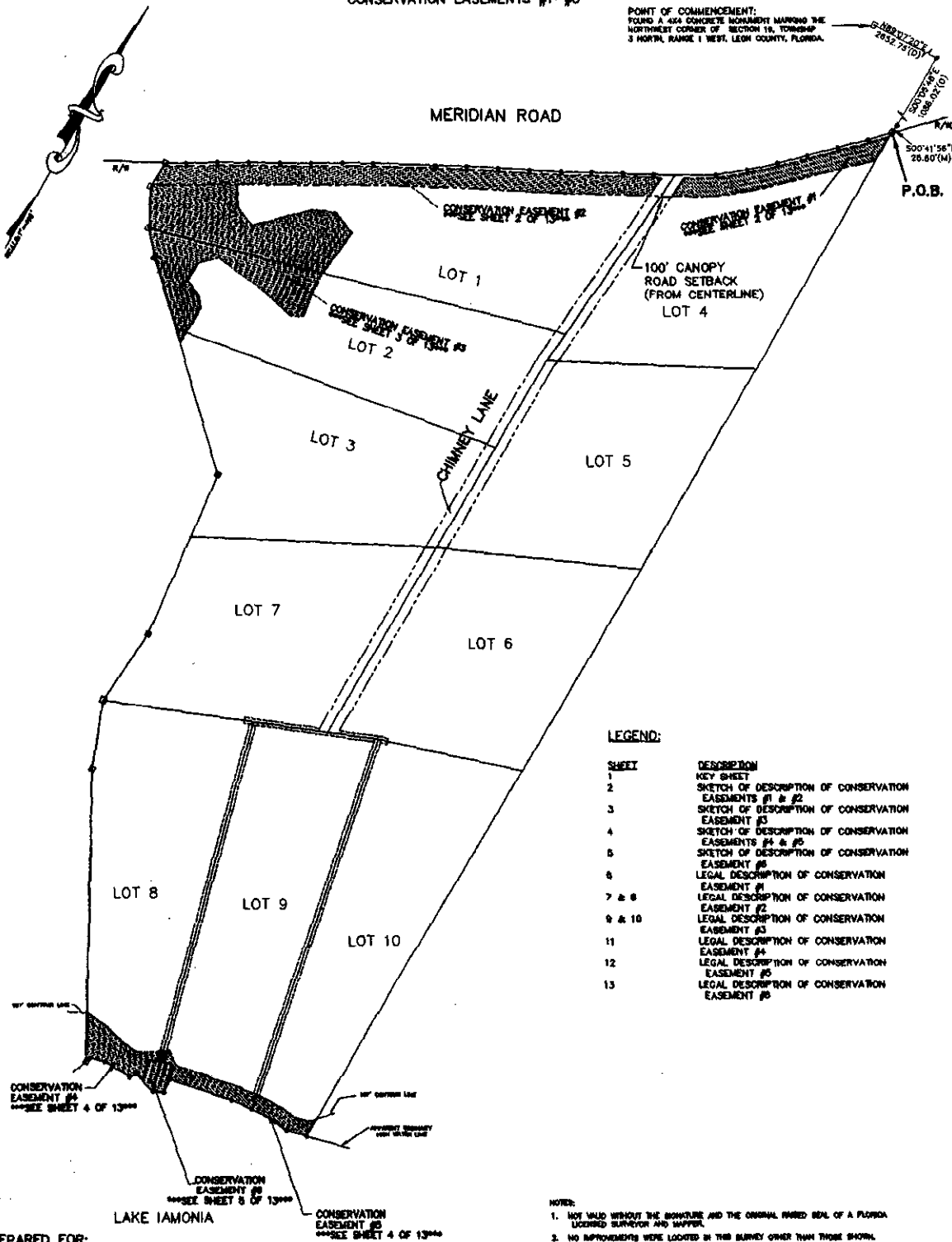
HOA, the responsibility for maintaining this specific area shall be shared by all of the lot owners within the Chimney Hill Limited Partition property (e.g. maintenance will be the shared responsibility of the individual owners of Lots 1 through 10).

The parties responsible for conservation easement area maintenance are encouraged to maintain each conservation easement area such that the average percent cover accounted for by invasive plant species does not exceed 5 percent and the average percent cover accounted for by nuisance plant species does not exceed 10 percent. Immediately following a maintenance event, the average percent cover by invasive plant species should be as close to 0 percent as possible.

Crowfordville, FL 32324
(850) 926-3018

Attachment # 5b.
Page 2 of 20

POINT OF COMMENCEMENT:
FOUND A 4X4 CONCRETE MONUMENT MARKING THE
NORTHWEST CORNER OF SECTION 19, TOWNSHIP
3 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA.



SHEET	DESCRIPTION
1	KEY SHEET
2	SKETCH OF DESCRIPTION OF CONSERVATION EASEMENTS #1 & #2
3	SKETCH OF DESCRIPTION OF CONSERVATION EASEMENT #3
4	SKETCH OF DESCRIPTION OF CONSERVATION EASEMENTS #4 & #5
5	SKETCH OF DESCRIPTION OF CONSERVATION EASEMENT #6
6	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #1
7 & 8	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #2
9 & 10	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #3
11	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #4
12	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #5
13	LEGAL DESCRIPTION OF CONSERVATION EASEMENT #6

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO IMPROVEMENTS WERE LOCATED IN THIS SURVEY OTHER THAN THOSE SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 13

PREPARED FOR:
Jamey Thompson
(850)545-1043

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements, or other instruments which could affect the boundaries.

SEAL:

CERTIFICATE:

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the Minimum Technical Standards for Land Surveying (Chapter 61G17 Florida Administrative Code).

DONNIE R. SPARKMAN (LB 6475)
P.S.M. FLA. CERT. NO. 5147

JOB # 98-078

PSC #21078FIN NB FILE

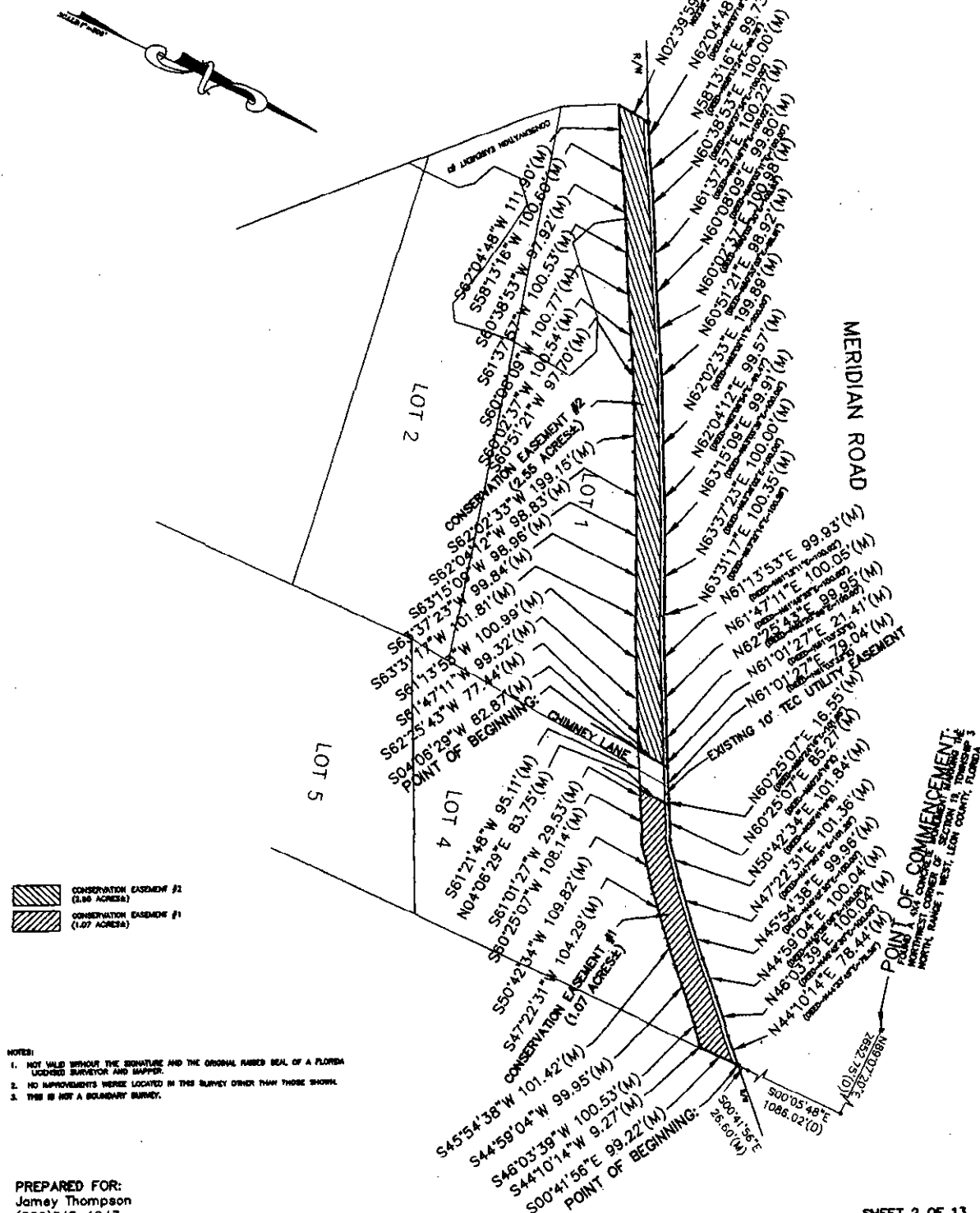
FEBRUARY 20, 2003

DATE _____

COUNTY _____ LEON

SEC.19 T3N R1E

4

SKETCH OF DESCRIPTION FOR
CONSERVATION EASEMENT #1
AND
CONSERVATION EASEMENT #2

SEAL:

CERTIFICATE:

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the Minimum Technical Standards for Land Surveying (Chapter 61G17 Florida Administrative Code).

DOMINE R. SPARKMAN (LB 6475)
P.S.M. FLA. CERT. NO. 5147

JOB # 98-078

PSC #15330-2B NB# FILE

FEBRUARY 12, 2003

DATE

COUNTY LEON

SEC.19 T3N R1E

Attachment # 5b.
Crawfordville, FL 32008
(850) 926-3016
Page 10 of 20

Page 1

SKETCH OF DESCRIPTION FOR
CONSERVATION EASEMENT #3

LOT 3

LOT 2

LOT 1

CONSERVATION EASEMENT #3
(4.01 AC ±)

POINT OF BEGINNING

MERIDIAN ROAD

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAGES SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. NO IMPROVEMENTS WERE LOCATED IN THIS SURVEY OTHER THAN THOSE SHOWN.

3. THIS IS NOT A BOUNDARY SURVEY.

PREPARED FOR:
Jamey Thompson
02/01/15 15-1043

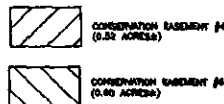
SHEET 3 OF 13

SHEET 3 OF 13

CERTIFICATE:

SEC.19 T3N R1E

POINT OF COMMENCEMENT:
FOUND A 4X4 CONCRETE MONUMENT
MARKING THE NORTHWEST CORNER OF
SECTION 18, TOWNSHIP 3 NORTH, RANGE
1 WEST, LEON COUNTY, FLORIDA.



- SEC.19 T3N R1E

2813 Crawfordville Highway
P.O. Box 625

EDWIN BROWN & ASSOCIATES

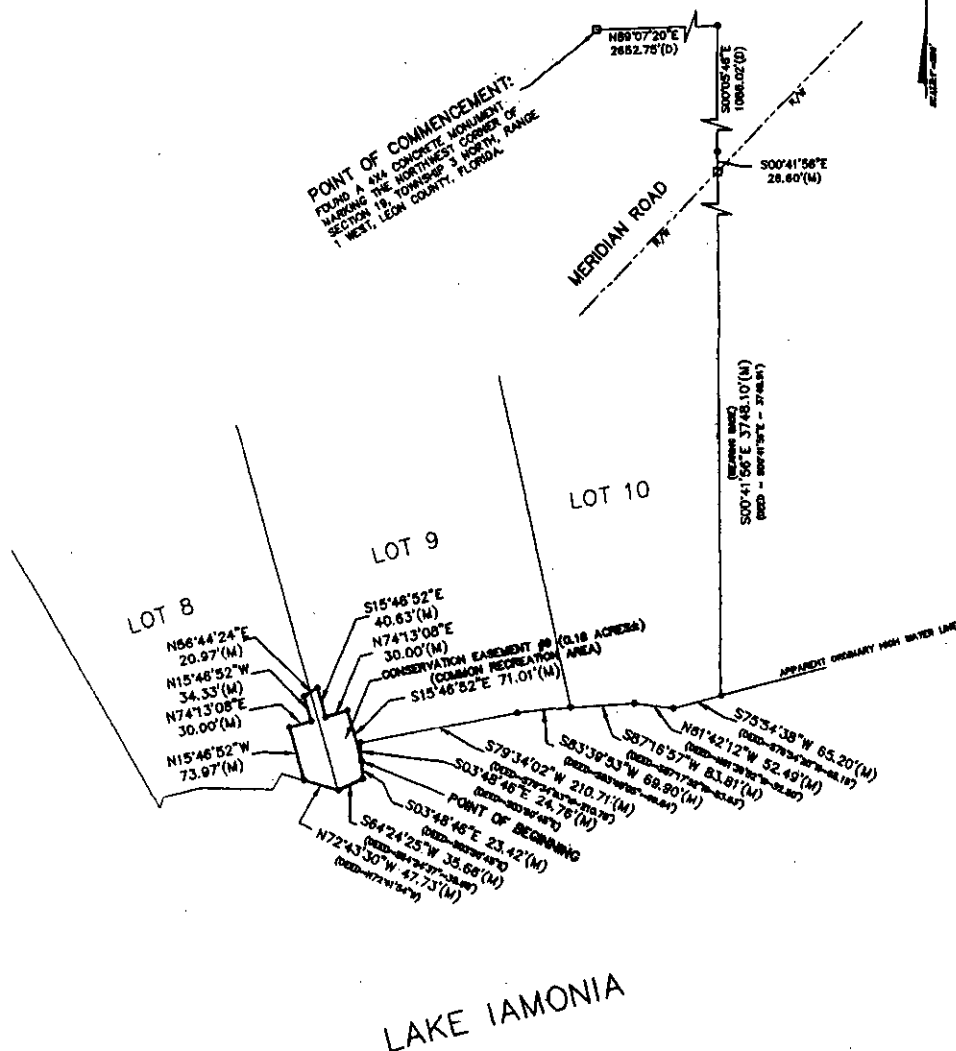
SURVEYORS * MAPPERS * ENGINEERS

Crawfordville, FL 32009
(850) 926-3016

Attachment # 5b

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SKETCH OF DESCRIPTION FOR
CONSERVATION EASEMENT #8



- NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. NO IMPROVEMENTS WERE LOCATED IN THIS SURVEY OTHER THAN THOSE SHOWN.
 3. THIS IS NOT A BOUNDARY SURVEY.

PREPARED FOR:
Jamey Thompson
(850)545-1043

SHEET 5 OF 13

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements, or other instruments which could affect the boundaries.

SEAL:

CERTIFICATE:

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the Minimum Technical Standards for Land Surveying (Chapter 61G17 Florida Administrative Code).

Donnie R. Sparman
DONNIE R. SPARMAN (LB 6475)
P.S.M. FLA. CERT. NO. 5147

FEBRUARY 20, 2003
DATE

JOB # 98-078

COUNTY LEON

PSC #21078REC

SEC.19 T3N R1E

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS • MAPPERS • ENGINEERS

October 1, 2002
(Revised: January 20, 2003)

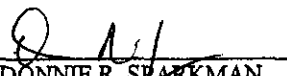
JAMEY THOMPSON

CONSERVATION EASEMENT NO. 1

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 41 minutes 56 seconds East 99.22 feet, thence run South 44 degrees 10 minutes 14 seconds West 9.27 feet, thence South 46 degrees 03 minutes 39 seconds West 100.53 feet, thence run South 44 degrees 59 minutes 04 seconds West 99.95 feet, thence run South 45 degrees 54 minutes 38 seconds West 101.42 feet, thence run South 47 degrees 22 minutes 31 seconds West 104.29 feet, thence run South 50 degrees 42 minutes 34 seconds West 109.82 feet, thence run South 60 degrees 25 minutes 07 seconds West 108.14 feet, thence run South 61 degrees 01 minutes 27 seconds West 29.53 feet, thence run North 04 degrees 06 minutes 29 seconds East 83.75 feet to the Southerly maintained right-of-way boundary of said Meridian Road, thence run along said maintained right-of-way boundary as follows: North 60 degrees 25 minutes 07 seconds East 85.27 feet, thence North 50 degrees 42 minutes 34 seconds East 101.84 feet, thence North 47 degrees 22 minutes 31 seconds East 101.36 feet, thence North 45 degrees 54 minutes 38 seconds East 99.96 feet, thence North 44 degrees 59 minutes 04 seconds East 100.04 feet, thence North 46 degrees 03 minutes 39 seconds East 100.04 feet, thence North 44 degrees 10 minutes 14 seconds East 78.44 feet to the POINT OF BEGINNING containing 1.07 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
Surveyor & Mapper
Florida Certificate No. 5147
(LB 6475)

078PSC:15330-2B

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2813 Crawfordville Hwy • P.O. Box 625 • Crawfordville, Florida 32326
(850) 926-3016 • FAX (850) 926-8180

October 1, 2002
(Revised: January 20, 2003)

JAMEY THOMPSON

CONSERVATION EASEMENT NO. 2

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road, thence continue South 00 degrees 41 minutes 56 seconds East 99.22 feet, thence run South 44 degrees 10 minutes 14 seconds West 9.27 feet, thence South 46 degrees 03 minutes 39 seconds West 100.53 feet, thence run South 44 degrees 59 minutes 04 seconds West 99.95 feet, thence run South 45 degrees 54 minutes 38 seconds West 101.42 feet, thence run South 47 degrees 22 minutes 31 seconds West 104.29 feet, thence run South 50 degrees 42 minutes 34 seconds West 109.82 feet, thence run South 60 degrees 25 minutes 07 seconds West 108.14 feet, thence run South 61 degrees 01 minutes 27 seconds West 29.53 feet, thence run South 61 degrees 21 minutes 48 seconds West 95.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 62 degrees 25 minutes 43 seconds West 77.44 feet, thence run South 61 degrees 47 minutes 11 seconds West 99.32 feet, thence run South 61 degrees 13 minutes 53 seconds West 100.99 feet, thence run South 63 degrees 31 minutes 17 seconds West 101.81 feet, thence run South 63 degrees 37 minutes 23 seconds West 99.84 feet, thence run South 63 degrees 15 minutes 09 seconds West 98.96 feet, thence run South 62 degrees 04 minutes 12 seconds West 98.83 feet, thence run South 62 degrees 02 minutes 33 seconds West 199.15 feet, thence run South 60 degrees 51 minutes 21 seconds West 97.70 feet, thence run South 60 degrees 02 minutes 37 seconds West 100.54 feet, thence run South 60 degrees 08 minutes 09 seconds West 100.77 feet, thence run South 61 degrees 37 minutes 57 seconds West 100.53 feet, thence run South 60 degrees 38 minutes 53 seconds West 97.92 feet, thence run South 58 degrees 13 minutes 16 seconds West 100.60 feet, thence run South 62 degrees 04 minutes 48 seconds West 111.90 feet, thence run North 02 degrees 39 minutes 59 seconds East 81.31 feet to the Southerly maintained right-of-way boundary of said Meridian Road, thence run along said maintained right-of-way boundary as follows: North

Page 1 of 2

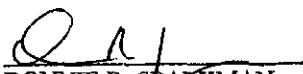
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(850) 926-3016 • FAX (850) 926-8180

SHEET 7 OF 13

October 1, 2002
(Revised: January 20, 2003)
JAMEY THOMPSON
CONSERVATION EASEMENT NO. 2
Page 2 of 2

62 degrees 04 minutes 48 seconds East 68.17 feet, thence North 58 degrees 13 minutes 16 seconds East 99.73 feet, thence North 60 degrees 38 minutes 53 seconds East 100.00 feet, thence North 61 degrees 37 minutes 57 seconds East 100.22 feet, thence North 60 degrees 08 minutes 09 seconds East 99.80 feet, thence North 60 degrees 02 minutes 37 seconds East 100.98 feet, thence North 60 degrees 51 minutes 21 seconds East 98.92 feet, thence North 62 degrees 02 minutes 33 seconds East 199.89 feet, thence North 62 degrees 04 minutes 12 seconds East 99.57 feet, thence North 63 degrees 15 minutes 09 seconds East 99.91 feet, thence North 63 degrees 37 minutes 23 seconds East 100.00 feet, thence North 63 degrees 31 minutes 17 seconds East 100.35 feet, thence North 61 degrees 13 minutes 53 seconds East 99.93 feet, thence North 61 degrees 47 minutes 11 seconds East 100.05 feet, thence North 62 degrees 25 minutes 43 seconds East 99.95 feet, thence North 61 degrees 01 minutes 27 seconds East 21.41 feet, thence leaving said maintained right-of-way boundary run South 04 degrees 06 minutes 29 seconds West 82.87 feet to the POINT OF BEGINNING containing 2.55 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
Surveyor & Mapper
Florida Certificate No. 5147
(LB 6475)

078PSC:15330-2B

FLEALS\21078.WCA

October 1, 2002
(Revised: January 20, 2003)

JAMEY THOMPSON

CONSERVATION EASEMENT NO. 3

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road, thence run along said maintained right-of-way boundary as follows: South 44 degrees 10 minutes 14 seconds West 78.44 feet, thence South 46 degrees 03 minutes 39 seconds West 100.04 feet, thence South 44 degrees 59 minutes 04 seconds West 100.04 feet, thence South 45 degrees 54 minutes 38 seconds West 99.96 feet, thence South 47 degrees 22 minutes 31 seconds West 101.36 feet, thence South 50 degrees 42 minutes 34 seconds West 101.84 feet, thence South 60 degrees 25 minutes 07 seconds West 101.82 feet, thence South 61 degrees 01 minutes 27 seconds West 100.45 feet, thence South 62 degrees 25 minutes 43 seconds West 99.95 feet, thence South 61 degrees 47 minutes 11 seconds West 100.05 feet, thence South 61 degrees 13 minutes 53 seconds West 99.93 feet, thence South 63 degrees 31 minutes 17 seconds West 100.35 feet, thence South 63 degrees 37 minutes 23 seconds West 100.00 feet, thence South 63 degrees 15 minutes 09 seconds West 99.91 feet, thence South 62 degrees 04 minutes 12 seconds West 99.57 feet, thence South 62 degrees 02 minutes 33 seconds West 199.89 feet, thence South 60 degrees 51 minutes 21 seconds West 98.92 feet, thence South 60 degrees 02 minutes 37 seconds West 100.98 feet, thence South 60 degrees 08 minutes 09 seconds West 99.80 feet, thence South 61 degrees 37 minutes 57 seconds West 100.22 feet, thence South 60 degrees 38 minutes 53 seconds West 63.73 feet, thence leaving said maintained right-of-way boundary run South 54 degrees 09 minutes 39 seconds East 65.87 feet, thence run South 33 degrees 08 minutes 41 seconds East 10.23 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 33 degrees 08 minutes 41 seconds East 74.83 feet, thence run South 67 degrees 06 minutes 11 seconds East 71.02 feet, thence run North 45 degrees 20 minutes 25 seconds East 198.38 feet, thence run North 66 degrees 17 minutes 18 seconds East 79.43 feet, thence run South 68 degrees 32 minutes 42 seconds East 87.48 feet, thence run South

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(850) 926-3016 • FAX (850) 926-8180

SHEET 9 OF 13

October 1, 2002
(Revised: January 20, 2003)
JAMEY THOMPSON
CONSERVATION EASEMENT NO. 3
Page 2 of 2

05 degrees 52 minutes 56 seconds West 170.90 feet, thence run South 07 degrees 37 minutes 01 seconds East 142.21 feet, thence run South 58 degrees 26 minutes 01 seconds West 44.39 feet, thence run North 75 degrees 03 minutes 26 seconds West 112.87 feet, thence run North 82 degrees 21 minutes 34 seconds West 186.33 feet, thence run South 47 degrees 41 minutes 09 seconds West 66.89 feet, thence run South 00 degrees 01 minutes 19 seconds West 69.75 feet, thence run South 67 degrees 41 minutes 13 seconds East 61.29 feet, thence run South 39 degrees 17 minutes 19 seconds East 41.32 feet, thence run South 00 degrees 01 minutes 19 seconds West 135.85 feet, thence run North 46 degrees 40 minutes 29 seconds West 296.16 feet, thence run North 43 degrees 13 minutes 49 seconds West 96.72 feet, thence run North 28 degrees 03 minutes 42 seconds West 133.59 feet, thence run North 02 degrees 39 minutes 59 seconds East 9.23 feet, thence run North 62 degrees 04 minutes 48 seconds East 111.90 feet, thence run North 58 degrees 13 minutes 16 seconds East 100.60 feet, thence run North 60 degrees 38 minutes 53 seconds East 63.10 feet to the POINT OF BEGINNING containing 4.01 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
Surveyor & Mapper
Florida Certificate No. 2919
(LB 6475)

98-078PSC:21078

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**Edwin G. Brown
& Associates, Inc.**

SURVEYORS • MAPPERS • ENGINEERS

Attachment # 66
Page 19 of 20

January 20, 2003
(Revised: February 12, 2003)


JAMEY THOMPSON

CONSERVATION EASEMENT NO. 4

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road, thence continue South 00 degrees 41 minutes 56 seconds East 3748.10 feet to the apparent ordinary high water line of Lake Iamonia, thence run along said apparent ordinary high water line as follows: South 75 degrees 54 minutes 38 seconds West 65.20 feet, thence North 81 degrees 42 minutes 12 seconds West 52.49 feet, thence South 87 degrees 16 minutes 57 seconds West 83.81 feet, thence South 83 degrees 39 minutes 53 seconds West 69.90 feet, thence South 79 degrees 34 minutes 02 seconds West 210.71 feet, thence South 03 degrees 48 minutes 46 seconds East 48.18 feet, thence South 64 degrees 24 minutes 25 seconds West 35.66 feet, thence North 72 degrees 43 minutes 30 seconds West 47.73 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 72 degrees 43 minutes 30 seconds West 30.93 feet, thence South 29 degrees 50 minutes 22 seconds West 23.70 feet, thence North 88 degrees 06 minutes 37 seconds West 97.88 feet, thence South 76 degrees 13 minutes 31 seconds West 49.84 feet, thence South 17 degrees 02 minutes 43 seconds West 17.02 feet, thence leaving said apparent ordinary high water line run North 29 degrees 41 minutes 05 seconds West 155.93 feet, thence run South 62 degrees 39 minutes 31 seconds West 6.97 feet, thence run South 83 degrees 22 minutes 57 seconds East 74.90 feet, thence run South 77 degrees 03 minutes 06 seconds East 58.49 feet, thence run South 83 degrees 35 minutes 15 seconds East 70.71 feet, thence run North 56 degrees 44 minutes 24 seconds East 73.17 feet, thence run South 15 degrees 46 minutes 52 seconds East 34.86 feet, thence run South 74 degrees 13 minutes 08 seconds West 30.00 feet, thence run South 15 degrees 46 minutes 52 seconds East 73.97 feet to the POINT OF BEGINNING containing 0.52 of an acre, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
Surveyor & Mapper
Florida Certificate No. 5147
(LB 6475)

98-078PSC:21078

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2813 Crawfordville Hwy • P.O. Box 625 • Crawfordville, Florida 32326
(850) 926-3016 • FAX (850) 926-8180

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS • MAPPERS • ENGINEERS

Attachment # 56
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January 20, 2003
(Revised: February 12, 2003)


JAMEY THOMPSON

CONSERVATION EASEMENT NO. 5

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road, thence continue South 00 degrees 41 minutes 56 seconds East 3680.64 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 41 minutes 56 seconds East 67.46 feet to the apparent ordinary high water line of Lake Iamonia, thence run along said apparent ordinary high water line as follows: South 75 degrees 54 minutes 38 seconds West 65.20 feet, thence North 81 degrees 42 minutes 12 seconds West 52.49 feet, thence South 87 degrees 16 minutes 57 seconds West 83.81 feet, thence South 83 degrees 39 minutes 53 seconds West 69.90 feet, thence South 79 degrees 34 minutes 02 seconds West 210.71 feet, thence South 03 degrees 48 minutes 46 seconds East 24.76 feet, thence leaving said apparent ordinary high water line run North 15 degrees 46 minutes 52 seconds West 71.01 feet, thence run South 74 degrees 13 minutes 08 seconds West 30.00 feet, thence run North 15 degrees 46 minutes 52 seconds West 41.16 feet, thence run North 56 degrees 44 minutes 24 seconds East 7.29 feet, thence run South 56 degrees 14 minutes 50 seconds East 36.66 feet, thence run South 67 degrees 14 minutes 31 seconds East 21.13 feet, thence run North 79 degrees 34 minutes 02 seconds East 204.99 feet, thence run North 83 degrees 39 minutes 53 seconds East 73.27 feet, thence run North 87 degrees 16 minutes 57 seconds East 90.21 feet, thence run South 81 degrees 42 minutes 12 seconds East 47.42 feet, thence run North 75 degrees 54 minutes 38 seconds East 42.13 feet, thence run North 54 degrees 22 minutes 44 seconds East 10.47 feet, thence run North 44 degrees 10 minutes 46 seconds East 22.40 feet to the POINT OF BEGINNING containing 0.60 of an acre, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
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January 20, 2003
(Revised: February 20, 2003)


JAMEY THOMPSON

CONSERVATION EASEMENT NO. 6 (COMMON RECREATION AREA)

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 19, Township 3 North, Range 1 West, Leon County, Florida and thence run North 89 degrees 07 minutes 20 seconds East 2652.75 feet, thence run South 00 degrees 05 minutes 48 seconds East 1086.02 feet to the approximate centerline of Meridian Road, thence run South 00 degrees 41 minutes 56 seconds East 26.60 feet to a concrete monument on the Southerly maintained right-of-way boundary of said Meridian Road, thence continue South 00 degrees 41 minutes 56 seconds East 3748.10 feet to the apparent ordinary high water line of Lake Iamonia, thence run along said apparent ordinary high water line as follows: South 75 degrees 54 minutes 38 seconds West 65.20 feet, thence North 81 degrees 42 minutes 12 seconds West 52.49 feet, thence South 87 degrees 16 minutes 57 seconds West 83.81 feet, thence South 83 degrees 39 minutes 53 seconds West 69.90 feet, thence South 79 degrees 34 minutes 02 seconds West 210.71 feet, thence South 03 degrees 48 minutes 46 seconds East 24.76 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 03 degrees 48 minutes 46 seconds East 23.42 feet, thence South 64 degrees 24 minutes 25 seconds West 35.66 feet, thence North 72 degrees 43 minutes 30 seconds West 47.73 feet, thence leaving said apparent ordinary high water line run North 15 degrees 46 minutes 52 seconds West 73.97 feet, thence run North 74 degrees 13 minutes 08 seconds East 30.00 feet, thence run North 15 degrees 46 minutes 52 seconds West 34.33 feet, thence run North 56 degrees 44 minutes 24 seconds East 20.97 feet, thence run South 15 degrees 46 minutes 52 seconds East 40.63 feet, thence run North 74 degrees 13 minutes 08 seconds East 30.00 feet, thence run South 15 degrees 46 minutes 52 seconds East 71.01 feet to the POINT OF BEGINNING containing 0.18 of an acre, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


DONNIE R. SPARKMAN
Surveyor & Mapper
Florida Certificate No. 5147
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